



BOARD OF ADJUSTMENT VARIANCE APPLICATION

Case Number: C10-\_\_\_\_\_ Activity Number: T18CM00624 Date Accepted: \_\_\_\_\_

**PROPERTY LOCATION INFORMATION**

Property Address: 1131 N. Tucson Blvd.

Project Description: SFR (Single Family Residence)

Zoning: R-1 Property Size (sqft): 5,965

Number of Existing Buildings: -0- Number of Stories: \_\_\_\_\_ Height: \_\_\_\_\_

Legal Description: See attached

Pima County Tax Parcel Number/s: 123-07-197A

**APPLICANT INFORMATION** (The person processing the application and designated to receive notices):

APPLICANT: ~~Scott Isles, Architect~~ Goldie A Grover LLC

ADDRESS: ~~P.O. Box 57604, Tucson, AZ 85732~~ 430 E. LEE ST. TUCSON, AZ 85705

PHONE: ~~(520) 490-7597~~ FAX: ~~( )~~ EMAIL: ~~\_\_\_\_\_~~ 85705

PROPERTY OWNER (If ownership in escrow, please note): Goldie A. Grover, LLC (AZ)

ADDRESS: 430 E. Lee St, Tucson, AZ 85705

PHONE: (520) 331-8243 FAX: ( ) EMAIL: gold\_sjkm@outlook.com

PROJECT TYPE (check all that apply):

- ☒ New building on vacant land
- ☐ New addition to existing building
- ☐ Existing building needs permits
- ☐ Landscaping / Screening substitution

- ☐ Change of use to existing building
- ☐ New building on developed land
- ☐ Modification to wall/fence height
- ☐ Other \_\_\_\_\_

Related Permitted Activity Number(s): T18CM00624

I hereby certify that all information contained in this application is complete and true to the best of my knowledge.

Goldie A. Grover, LLC   
SIGNATURE OF OWNER/APPLICANT \_\_\_\_\_ Date \_\_\_\_\_



BOARD OF ADJUSTMENT - PROJECT DESCRIPTION

Provide a description of the project including, but not limited to its lot area, square footage of proposed or existing structures, proposed use/s, is a multiphase project, etc. If this project is the subject of a rezoning or special exception request, HPZ review, or a zoning violation, please provide current status of that case.

Project: Single Family Residence (SFR) 3-4 Bed Rooms

Square Footage Lot: 5,965 sq ft

Square Footage House: 2,500 sq ft

Case Number: C10- Activity Number:





## BOARD OF ADJUSTMENT – REQUIRED FINDINGS

Arizona State Statutes and UDC Section 3.10.3.K. state that the Board may grant a variance only if the variance request complies with each and every one of these "Findings" in full. It is up to the applicant to explain to the Board how the request complies with each Finding. **Important Note:** Do not leave any "Finding" unanswered or marked "Not Applicable" or "N/A".

1. That, because there are special circumstances applicable to the property, strict enforcement of the UDC will deprive such property of privileges enjoyed by other property of the same classification in the same zoning district;

When Tucson Blvd was widened to accommodate a southbound right turn lane on to Speedway the lot was shortened and then sold by City as a lot parcel. Zelin at TUC DOT wrote "no Access from Tucson Blvd per Dev Standard 54"

2. That such special circumstances were not self-imposed or created by the owner or one in possession of the property;

Tucson Blvd. Access Denied because of volume of Traffic on Tucson Blvd.

APPROVED  
ALLEY ACCESS on 1-12-17  
SEE EXHIBIT attached

3. That the variance granted is subject to such conditions as will assure that the adjustment authorized shall not constitute a grant of special privileges inconsistent with the limitations upon other properties in the vicinity and zone in which such property is located;

OTHER PROPERTIES BOTH <sup>ENJOY</sup> Alley + Street Access, & same Alley is used for access by others on alley.

4. That, because of special circumstances applicable to the property, including its size, shape, topography, location, and surroundings, the property cannot reasonably be developed in conformity with the provisions of the UDC;

Because Access From Tucson Blvd is denied by TUC Dept. of Transportation + code requires that PRIMARY ACCESS to residence shall be From Street + secondary access OK From Alley. Alley is 15' wide & Dev Standard only require 13' width ACCESS if parking is 45° Angle

Case Number: C10-

Activity Number:



BOARD OF ADJUSTMENT – REQUIRED FINDINGS (CONTINUED)

5. That the granting of the variance shall not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood in which the property is located;

Alley Access is available to others & will prevent traffic from 3-4 Bedroom Hs (New) Form exiting from new house onto Tucson Blvd. Parking (4 commercial reqs) require only 13' wide, access to parking @ 45° while Alley is 15'

6. That the proposed variance will not impair an adequate supply of light and air to adjacent property, substantially increase congestion, or substantially diminish or impair property values within the neighborhood; and,

the attractive house will clean up vacant lot, & increase property values, & separate the house to the North from (BUFFER) The 2 story office Development on south side of Alley

7. That the variance, if granted, is the minimum variance that will afford relief and is the least modification possible of the UDC provisions that are in question.

only 3-4 spaces proposed





Planning & Development Services Department  
201 N. Stone Avenue  
PO Box 27210  
Tucson, AZ 85726  
(520) 791-5550

## Letter of Agency/Authorization

*If the applicant is not the owner of record of the subject site, a Letter of Agency from the owner or the owner's authorized representative must be submitted which grants the applicant permission to submit an application for the requested entitlement(s).*

Date:

~~7/11/2018~~

To:

City of Tucson  
Planning & Development Services Department  
Zoning Administration Division  
PO Box 27210  
Tucson, AZ 85726

Planning &amp; Development Services Department:

I, the undersigned legal owner of record, hereby grant permission to:

Applicant:

~~Scott Isks, Architect~~

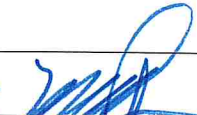
Phone:

320-9190 ofc 490-7597 cell

Applicant's Address:

~~P.O. Box 57604, Tucson, Arizona 85732~~

To submit a Board of Adjustment variance application on my behalf.

The subject property located at:	1131 N. Tucson, AZ
Assessor's Parcel Number:	123-07-197A
Printed Name of Owner of Record:	GOLDIE A. GROVER, L.L.C. (AZ)
Address of Owner of Record:	430 E. Lee St., Tucson, AZ 85705
Phone Number of Owner of Record:	884-3410
Signature of Owner of Record: (must be original signature)	Goldie A. Grover LLC 

Case Number: C10-

18-11

Activity Number:

T18SA00278

H. Small 7/5/18



## SUPPLEMENTAL INFORMATION

### Who Approves The Variances?

The Board of Adjustment is a quasi-judicial body comprised of lay people appointed by Mayor and Council to hear and decide variance requests. Decisions by the Board of Adjustment (B/A) can be appealed to the Pima County Superior Court. Given the legal nature of this zoning process it is important that each applicant read and follow the submittal steps as provided in this packet.

### How Long Does This Process Take?

The typical Board of Adjustment application process takes from 2-1/2 to 3 months to complete from beginning to end. The B/A application processing time does not include the time PDSD Zoning Review Staff needs to review a project plan and generate the final *Unified Development Code (UDC)* compliance review comments required for your application submittal.

### What Are The Steps?

1. Obtain final not preliminary *Unified Development Code (UDC)* compliance review comments for your project from the City of Tucson Planning and Development Services Department (PDSD), 1st Floor City/County Public Works Building, 201 North Stone Avenue. This application process assumes you already have these formal comments. **\*Schedule a pre-application conference with PDSD Zoning Administration Staff. Contact Mark Castro 837-4979 or Russlyn Wells 837-4948 to schedule an appointment.\***
2. Related *UDC* application processes (e.g. Special Exception, Scenic Corridor Zone, Historic Preservation Zone, etc.) must be completed prior to submittal to the Board of Adjustment.
3. Obtain official Board of Adjustment mailing labels from PDSD Zoning Administration Staff, 3<sup>rd</sup> Floor North, 201 North Stone Avenue.
4. Using these official mailing labels, per requirements, mail a notice letter to all affected parties. This notice should include a description of your project and variance request(s), an offer to meet onsite, and information about the Board of Adjustment hearing. Don't forget to get "proof of mailing" when you mail the letters.
5. Hold your onsite meeting with those affected parties interested in the application. Provide a sign-in sheet and prepare a summary of what was discussed.
6. Referring to the variance "*Submittal Requirements*" assemble the required items for application submittal.
7. Contact PDSD Zoning Administration Staff, Mark Castro 837-4979 or Russlyn Wells 837-4948, to schedule an appointment for submittal of the application. **Applications may not be dropped off.** You must be present to answer staff questions. Please allow up to 30 minutes for staff to review the application for completeness and acceptance.
8. Post the site and submit the Public Notice Posting Affidavit and attachments to staff.
9. Attend the DRB meeting and/or Board of Adjustment hearing.

**\*Pre-application conference is required prior to submittal of the application.**

**Poorly prepared or incomplete submittals will not be processed and will be returned to the applicant.**

# ISLES ARCHITECTURE L.L.C.

April 20, 2018

Subject: Neighborhood Meeting for Board of Adjustment Variance Application

Dear Neighbor,

My name is Scott Isles. I am an architect hired by Goldie A. Grover, LLC, owner of the property located at 1131 N Tucson Blvd, which is the subject of this letter.

The property at 1131 N Tucson Blvd had originally been subject to a taking for the widening of north Tucson Blvd. The property, as a result of the taking, is smaller than the 7,000 square foot minimum-sized lot now required for a residence; however, the property has been "grand-fathered" as a previously platted lot, authorized for construction of a residential R-1 home without the necessity of a variance as part of the taking.

My client would like to build a new 3-bedroom single family residence on the site. Due to the proximity of the site to both Speedway Blvd and the east-west alley to the south of the lot, we felt that it would be far safer to use the existing alley for access to the site. This alley access would provide vehicular access to the site without adding another drive entrance to N Tucson Blvd in what is already a congested vehicular area. We approached the Tucson Transportation Department with this idea, and they were in favor of permitting the use of the alley as the primary access to the site. Currently the alley serves the houses between N Norton Ave and N Tucson Blvd for vehicular access, utility access, and garbage truck access.

Attached please find a handwritten note attached to the city parcel map for the property. The note is dated January 12, 2017, and is written by Transportation Assistant Zelin Canchola of the Tucson Transportation Department. The note represents the position of the city transportation department and recommends the use of the alleyway for primary vehicular access.

I am requesting two variances for the project:

1. Per the City of Tucson Unified Development Code (UDC) Section 7.8.3 *Acceptable Types of Access:*

*An alley may not be utilized for Primary Access to a residence without a variance allowing same.*

2. Per City of Tucson UDC Section 7.4.6.K.2 *Use of a Street or Alley for Maneuvering Area:*

*An alley utilized for Primary Access to a residence must be a minimum of twenty (20) feet wide.*

Prior to submitting our variance application to the City of Tucson Planning and Development Services Department, it is required that we offer to meet with the neighboring property owners to discuss the project and answer any questions and address any concerns the neighbors might have.

The meeting will be held on Wednesday, May 9, 2018, at 6:00 P.M. at the project site, 1131 N Tucson Blvd. Attendance at the meeting is by no means mandatory. There will be an attendance sheet at the meeting, so please be sure to sign in. If you are unable to attend the meeting and have questions and/or concerns, feel free to contact me at (520) 320-9190, or email me at [islesarch@cox.net](mailto:islesarch@cox.net).

A formal application for the variance will be submitted to the City of Tucson Planning and Development Services Department. Once the application is processed, the variance requests will be scheduled for a Board of Adjustment public hearing, which you may attend and speak at if you so desire. You will receive an official notice from the City as to the date, time and place of the Board of Adjustment public hearing, as well as a comment form that you may complete regarding my project.

We are looking forward to meeting with you, should you have any questions.

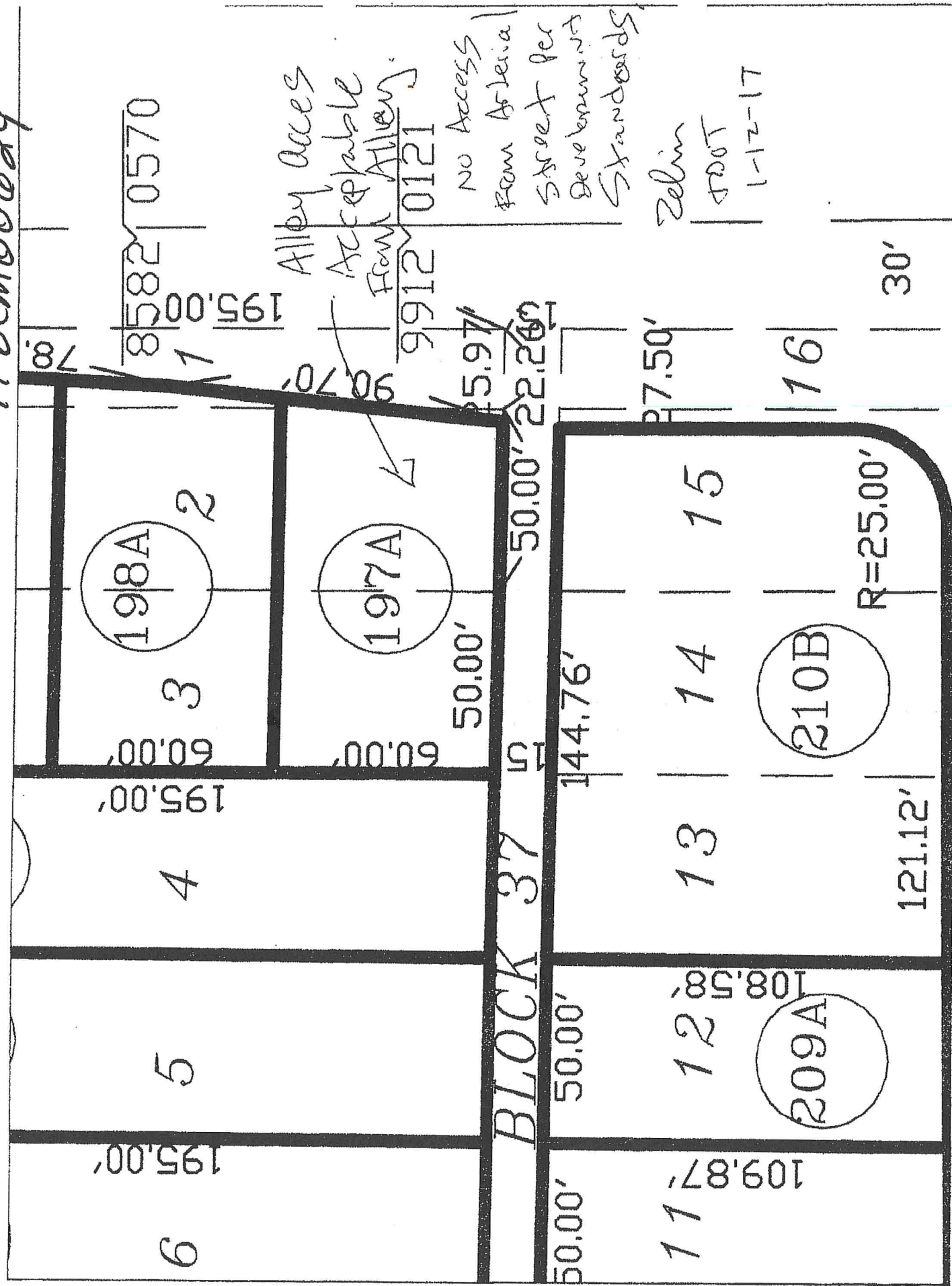
Thank you.

Scott Isles, Architect





718CM00624



# 1131 N. Tucson Blvd Neighborhood Meeting, May 9, 2018

## Sign-in Sheet

[illegible]

123080980  
WALSH MICHELE ELAINE & MC CRI  
GHT ROBERT RICHARD  
2521 E HELEN ST  
TUCSON AZ 85716-3804

12307205A  
MARTINEZ JOSEPH JOHN & TERRA  
JT/RS  
2404 E HELEN ST  
TUCSON AZ 85719-4710

123072140  
KOWLER ANDREW L & KOWLER DANI  
EL E JT/RS  
PO BOX 41915  
TUCSON AZ 85717-1915

123080960  
CHANDLER CINDY C & CHANDLER R  
OBERT LEE JT/RS  
2517 E HELEN ST  
TUCSON AZ 85716-3804

12307202A  
HENDRICKS PENELOPE A  
7781 N WADE RD  
TUCSON AZ 85743-0000

12307198A  
GILLENKIRK VINCENT LEE  
1137 N TUCSON BLVD  
TUCSON AZ 85716-0000

123071920  
MARNER LIVING TR  
ATTN: MICHA  
EL CHARLES & ERIN STOLTZ  
MARNE  
2427 E HELEN ST  
TUCSON AZ 85719-4711

123072010  
KRETSCHMER KATHERINE A REVOC  
TR  
2422 E HELEN ST  
TUCSON AZ 85719-4710

123072040  
SAUCEDO MELISSA L  
1136 N NORTON AVE  
TUCSON AZ 85719-4713

123071910  
SHELTON LOIS TR  
4100 CRYSTAL SPRINGS DR NE  
BAINBRIDGE ISLAND WA 98110-20  
77

123072000  
NILSEN DIANNE & ZIRA  
JT/RS  
2428 E HELEN ST  
TUCSON AZ 85719-4710

12308077B  
ORCUTT FAMILY TR  
ATTN: JOHN  
E & MARCIA A ORCUTT TR  
3221 N SAN SEBASTIAN  
TUCSON AZ 85715-3023

123071900  
2415 E HELEN ST LLC  
3567 E SUNRISE DR STE 225  
TUCSON AZ 85718-3220

12307199A  
CITY OF TUCSON

U.S. POSTAGE  
PAID  
TUCSON, AZ  
85711  
APR 21, 18  
AMOUNT  
**\$11.60**  
R2303\$103071-70

123072130  
DARLING PROPERTIES I LLC  
ATTN: SANDRA L DARLING  
5873 N CAMINO MIRAVAL  
TUCSON AZ 85718-4103

12308095A  
PERISIN JOSEPH & SUSAN L & PE  
RISIN THOMAS P  
ALL JT/RS  
1202 N TUCSON BLVD  
TUCSON AZ 85716-3844

123080730  
SCANLON JEANNE K  
2548 E HELEN ST  
TUCSON AZ 85716-3805

12307197A  
GOLDIE A GROVER LLC  
430 E LEE ST  
TUCSON AZ 85705-6743

12307189B  
2403 E HELEN ST LLC  
3567 E SUNRISE DR STE 225  
TUCSON AZ 85718-3220

123080740  
PALMER REBECCA RAE  
2532 E HELEN ST  
TUCSON AZ 85716-3805



0000

123072030  
FARLEY STEPHEN J  
1130 N NORTON AVE  
TUCSON AZ 85719-4713

12307189A  
2409 E HELEN ST LLC  
3567 E SUNRISE DR STE 225  
TUCSON AZ 85718-3220

123080750  
GILLEY REBECCA A  
2526 E HELEN ST  
TUCSON AZ 85716-3805

12308082A  
SPEEDWAY FORGEUS LLC 85% & LE  
E FAMILY  
PROPERTY MANAGEMENT L  
PO BOX 65837  
TUCSON AZ 85728-5837

12307196A  
PALO VERDE IMPORT EXPORT INC  
172 S RANDOLPH WAY  
TUCSON AZ 85716-5831

123080760  
VOORHEES PHILIP D REVOC TR  
1768 PITCAIRN DR  
COSTA MESA CA 92626-4825

12308081A  
ROBSON JODY SUE  
17327 BRAMBLE CT  
YORBA LINDA CA 92886-1311

123071950  
ROEPCKE YVONNA M  
2443 E HELEN ST  
TUCSON AZ 85719-4711

12308078B  
KLEINER PENNIE & GREG FAMILY  
TR  
2206 N TWISTED LIMB WAY  
FLAGSTAFF AZ 86004-7634

12308079A  
ROBSON JODY SUE  
17327 BRAMBLE CT  
YORBA LINDA CA 92886-1311



Jonathan Rothschild  
Mayor  
255 W. Alameda ST  
Tucson, AZ 85701

Leonora B Burkhart  
N.A.-Blenman-Elm  
P.O. Box 42092  
Tucson, AZ 85733

~~Steve Morrison  
N.A.-Blenman-Elm  
Tucson, AZ~~

Alice Roe  
N.A.-Blenman-Elm  
P.O. Box 42092  
Tucson, AZ 85733

Stephen Collen  
N.A.-Campbell/Grant Northeast  
2223 E Calle Alta Vista  
Tucson, AZ 85719

Chris Janton (Corrp Sec)  
N.A.-Campbell/Grant Northeast  
2202 E Towner St  
Tucson, AZ 85719

William Halvorson  
N.A.-Campbell/Grant Northeast  
2010 E Conner Strav  
Tucson, AZ 85719

Alison M. Hughes  
N.A.-Catalina Vista  
2223 E Edison St  
Tucson, AZ 85719

Dan Schnoll  
N.A.-Catalina Vista  
2215 E Edison St.  
Tucson, AZ 85719

Alison H. Jones  
N.A.-Catalina Vista  
300 N Sierra Vista Dr  
Tucson, AZ 85719

~~Elizabeth Eklund  
N.A.-Country Glenn  
Tucson, AZ~~

~~Sonya Norman  
N.A.-Country Glenn  
Tucson, AZ~~

~~Roland Himmelhuber  
N.A.-Country Glenn  
Tucson, AZ~~

Patricia Morales  
N.A.-El Encanto Estates  
3100 E Calle Portal  
Tucson, AZ 85716

Margot Garcia  
N.A.-El Encanto Estates  
3100 E Calle Portal  
Tucson, AZ 85716

Sarah Schram  
N.A.-El Encanto Estat  
3100 E Calle Portal  
Tucson, AZ 85716

Rosemary Bolza  
N.A.-Jefferson Park  
P.O. Box 41243t  
Tucson, AZ 85717

Mike Crawford  
N.A.-Jefferson Park  
P.O Box 41243  
Tucson, AZ 85717

Colleen Nichols  
N.A.-Jefferson Park  
P.O. Box 41243  
Tucson, AZ 85717

R. Wiegand  
N.A.-Loretta Heights  
P.O. Box 69903  
Tucson, AZ 85737

Kathryn Ferguson  
N.A.-Loretta Heights  
2408 N Loretta  
Tucson, AZ 85716

Veronica Ostertag  
N.A.-Loretta Heights  
2900 E Loretta Dr  
Tucson, AZ 85716

Sam Behrend  
N.A.-Miramonte  
3205 E 3rd St  
Tucson, AZ 85716

Terry Borg  
N.A.-Miramonte  
3579 E 3rd St  
Tucson, AZ 85716

David Raichlen  
N.A.-Miramonte  
PO Box 40602  
Tucson, AZ 85717

Elisabeth Morgan  
N.A.-North University  
1315 E. Mabel St.  
Tucson, AZ 85719

Peter Van Peenen  
N.A.-North University  
1221 N. Mountain Ave  
Tucson, AZ 85719

Grace E. Rich  
N.A.-North University  
1340 N. Santa Rita  
Tucson, AZ 85719

Ronni Kotwica  
N.A.-Palo Verde  
3230 E Seneca  
Tucson, AZ 85716

~~Steve Poe  
N.A.-Palo Verde  
Tucson, AZ~~

U.S. POSTAGE  
PAID  
TUCSON, AZ  
85711  
APR 21, 18  
\$10.00  
R2303S103071-70  
AMOUNT



0000

~~Candice Filipek  
N.A.-Palo Verde  
Tucson, AZ~~

Colby Henley  
N.A.-Rincon Heights  
1140 E 10th St  
Tucson, AZ 85719

Deb Dedon  
N.A.-Rincon Heights  
1327 E 10th St  
Tucson, AZ 85719

Amanda Smith  
N.A.-Rincon Heights  
1625 E 8th St  
Tucson, AZ 85719

Rick Bell  
N.A.-Sam Hughes  
PO Box 42931  
Tucson, AZ 85733

John S O'Dowd  
N.A.-Sam Hughes  
2819 E. Lisbon Pl  
Tucson, AZ 85716

Paul Durham  
Ward 3  
1510 East Grant Rd  
Tucson, AZ 85719

Steve Kozachik  
Ward 6  
3202 E. 1st St  
Tucson, AZ 85716



0000

U.S. POSTAGE  
PAID  
TUCSON, AZ  
85711  
APR 21, 18  
AMOUNT  
**\$2.80**  
R2303S103071-70

12307206A  
RAUH ROBERT M 2/3 & HINDERAKE  
R TED H 1/3  
2401 E SPEEDWAY BLVD  
TUCSON AZ 85719-4735

12501016B  
EEGEEES INC  
6971 E CALLE HERMOSA  
TUCSON AZ 85715-4911

12307229B  
PALO VERDE IMPORT EXPORT INC  
172 S RANDOLPH WAY  
TUCSON AZ 85716-5831

12307207B  
JET TO THE PROMISED LAND LLC  
1/2 & nSHAH MANISH 1/2 nATTN: P  
PO BOX 43025  
TUCSON AZ 85733-3025

12307209A  
FULLER JORDAN  
2421 E SPEEDWAY BLVD  
TUCSON AZ 85719-4735

12307210B  
PROGRESS PLACE LTD  
2455 E SPEEDWAY BLVD STE 101  
TUCSON AZ 85719-4746

12504002B  
ROSEN FAMILY TR nATTN: DENNIS  
A ROSEN & JOAN E ROSEN TR  
4975 E PARADE GROUND LOOP  
TUCSON AZ 85712-6623

12504004A  
DUNSCOMB & SHEPHERD PROPERTIE  
S INC  
2424 E SPEEDWAY BLVD  
TUCSON AZ 85719-4734

12504005A  
DUNSCOMB & SHEPHERD PROPERTIE  
S INC  
2424 E SPEEDWAY BLVD  
TUCSON AZ 85719-4734

12504006A  
SPEEDWAY INVESTMENT LLC nATTN  
: RYAN JOHNSON  
4729 E SUNRISE DR  
TUCSON AZ 85718-4534

12504007A  
ZHANG TAIYAN & HUANG JIXIANG  
CP/RS  
4155 E SAPPHIRE FALLS DR  
TUCSON AZ 85712-6658



0000

U.S. POSTAGE  
PAID  
TUCSON, AZ  
85711  
APR 21, 18  
AMOUNT

**\$4.40**  
R2303S103071-70



# ISLES ARCHITECTURE L.L.C.

## Neighborhood Meeting Summary

Project/ Meeting Address: 1131 N Tucson Blvd  
City of Tucson Project #: T18CM00624  
Meeting Time: 6:00 pm, May 9, 2018  
Meeting Duration: Approximately One Hour  
Exhibits: Zoning reviewed Site plan, Transportation approval note

The meeting started on time and lasted for about one hour. There were (6) attendee's from the mailing list for the meeting, all of whom signed in on the attached sign-in sheet. In addition to myself, Scott Gold attended as a representative of the owner.

There were about 10 concerns discussed during the meeting. Of the 10 concerns discussed only three concerns pertained to the actual variance which is being sought. The non-pertinent concerns raised had to do with the actual building, the use of the building, existing trees and site drainage/grading. I addressed each question to the attendee's satisfaction and also reminded them that the plan had been reviewed by the Zoning and Engineering Departments and that there were no issues with the plan except the access to the site which is the reason for the variance and the meeting. I would be open to working with the neighbors, particularly the adjacent neighbors, to try to incorporate solutions to their additional concerns.

The three comments that pertain to the variance and the meeting were as follows:

1. Widening the existing alley curb cut.
2. Prevent headlights from shining into western neighbor's yard.
3. Removal of existing trees in the proposed parking area.

Item #1, My client will agree to widen the existing alley curb cut if it is approvable by the City of Tucson.

Item #2, The project includes a new 5' masonry wall on the west side of the property which can be increased to 6' to help with this issue. Additionally a new tree can be added to the project to the north and west of the parking area to further reduce the effect of headlights.

Item #3, New trees can be added to the plan to make up for any trees that would be removed.

This sums up my view of what was discussed at the meeting, and includes solutions to the concerns that were brought up.

Sincerely,

Scott E. Isles



---

CDRC TRANSMITTAL

**FROM:** María Gayosso, Lead Planner

**PROJECT:** T18CM00624  
1131 North Tucson Boulevard  
New Single-Family Residence

**TRANSMITTAL:** 2/22/2018

**COMMENTS:** The following comments are for the purpose of applying for a variance before the Board of Adjustment (UDC Section 3.10.1).

This site is located in the R-1 zone (UDC 4.7.9). Single-family residential is a permitted use in this zone (Table 4.8-2). ). See Use Specific Standards 4.9.7.B.6, .9 & .10.

The applicant is proposing motor-vehicle access from 15-foot wide alley on the south side of the property. The City of Tucson Department of Transportation approved on 1/12/2017 access from the alley, indicating no access to take place from Tucson Boulevard (see attached).

UDC Section 7.4.6.K.2 requires that an alley, when used for access, must be a minimum of 20 feet wide, free of obstructions, and surfaced with a dust control method that is acceptable to the TDOT City Engineer. Applicant has been advised that alley will need to be paved. Board of Adjustment is required to allow primary vehicular access from the 15-foot wide alley.

11 109,870 12 108,580 13 121.12' 14 144.76' 15 127.50' 16 16' 30'

50.00' 50.00' 50.00' 50.00' 50.00' 50.00'

195.00' 195.00' 195.00' 195.00' 195.00' 195.00'

6 5 4 3 2 1

198A 197A 209A 210B

BLOCK 37

8582 0570 9912 0121

Alley Access Acceptable From Alley

No Access From Arterial Street per Development Standards

Zelin 1-12-17



**Parcel Number:** 123-07-197A

## Property Address

Street Number	Street Direction	Street Name	Location
1131	N	TUCSON BL	Tucson

## Contact Information

### Property Owner Information:

GOLDIE A GROVER LLC  
430 E LEE ST  
TUCSON AZ

85705-6743

### Property Description:

OLSENS AMENDED S60' LOTS 1 2 & 3 BLK 37 EXC RD

## Valuation Data

Valuation Year	Property Class	Total FCV	Limited Value	Limited Assessed
2018	VACANT/AG/GOLF (2)	\$41,000	\$41,000	\$6,150
2019	VACANT/AG/GOLF (2)	\$51,000	\$43,050	\$6,458

## Property Information

<b>Township:</b>	14.0	<b>Section:</b>	5	<b>Range:</b>	14.0E
<b>Map &amp; Plat:</b>	4/88	<b>Block:</b>	037	<b>Tract:</b>	
<b>Rule B District:</b>	3	<b>Land Measure:</b>	1.00S	<b>Lot:</b>	1
<b>Census Tract:</b>	600	<b>File Id:</b>	1	<b>Group Code:</b>	000
<b>Use Code:</b>	0011 (VACANT RESIDENTIAL URBAN SUBDIVIDED )			<b>Date of Last Change:</b>	3/21/2017

## Sales Information (1)

Affidavit of Fee No.	Sale Date	Property Type	Sale	Validation
20170250309	12/2016	Vacant Land	\$60,000	X SAO

# Valuation Area

District Supervisor: RICHARD ELIAS District No: 5

Condo Market	DOR Market	MFR Neighborhood	SFR Neighborhood	SFR District
60	6	UN_SAM_HUGHES	05000901	13

## Recording Information (8)

Sequence No.	Docket	Page	Date Recorded	Type
20170250309	0	0	1/25/2017	WTDEED
20170250308	0	0	1/25/2017	AFF
20170250307	0	0	1/25/2017	AFF
20160210478	0	0	1/21/2016	QCDEED
20152660343	0	0	9/23/2015	QCDEED
20113080192	0	0	11/4/2011	JTDEED
94204358	9912	132	11/3/1994	WTDEED
94204357	9912	121	11/3/1994	ORDIN

# Notes (10)

**Created:** 8/31/2016      2013-2017 reparcel trc 2013-2016 batch 23038 back from section  
**Modified:** 3/29/2017

**Created:** 9/22/2016      TRCNo 1610443: 2016 REPARCEL CHILD PER BATCH #23038  
**Modified:** 9/22/2016

**Created:** 9/22/2016      TRCNo 1509641: 2015 REPARCEL CHILD PER BATCH #23038  
**Modified:** 9/22/2016

**Created:** 9/22/2016      TRCNo 1405456: 2014 REPARCEL CHILD PER BATCH #23038  
**Modified:** 9/22/2016

**Created:** 9/22/2016      TRCNo 1303681: 2013 REPARCEL CHILD PER BATCH #23038  
**Modified:** 9/22/2016

**Created:** 7/14/2016      2013-2017 reparcel 123-07-1970 TO 123-07-197A batch 23038 area calc w:travcad\D09912v0132 gov  
**Modified:** 8/31/2016      sale & residue to Road per D9912v132 & D9912v121 2013-2015 arc & 2016 limited apportioned; 2017  
rule a/b per 42-13302(D) lower of either (5,961sf)

**Created:** 7/19/2016      Split 2017 release to sections batch 23038 123-07-1970 to 197A 7/19/16 rk  
**Modified:** 7/19/2016

**Created:** 7/8/2016      D09912v0121 COT resolution dedicates Ely ptn of 123-07-1970 as road & authorizes the sale of the  
**Modified:** 7/8/2016      rest of the parcel which then takes place in D09912v0132 to Gaxiola.

**Created:** 2/17/2016      ^20152660343 CORRECTED BY ^20160210478:  
**Modified:** 2/17/2016

**Created:** 11/10/2015      SQ20152660343 INCOMPLETE LEGAL  
**Modified:** 11/10/2015



ASSESSOR'S RECORD MAP

123-07

OLSENS ADDITION (AMENDED)

BLOCKS 007-042

DETAIL 3

SEE DETAIL 2

123-06

NEW DEAL ACRES  
06/04/06 M&P

SEE DETAIL 4  
123-07



SPEEDWAY HEIGHTS ADDITION  
02/02/09 M&P / 03/00/07 M&P / 03/10/04 M&P

BLANMAN ADDITION  
04/09/07 M&P

Pima  
County  
Assessor

SEE BOOK 04 PAGE 088 M&P  
2017-1

S05.T14S.R14E

\\MP04\04088\_03- 07/26/16

